



# Memorandum

**TO:** Historic Landmarks Commission

**FROM:** Courtney Damkroger

**SUBJECT:** Discussion and Action Regarding the  
Inclusion of the Home at 671 S. 11th  
Street in the Historic Resources Inventory

**DATE:** March 24, 2003

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**APPROVED:**

**DATE:**

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## **BACKGROUND**

The home at 671 S. 11<sup>th</sup> Street is the subject of a rezoning application to enable demolition of the home and new construction of between two and three units. The proposed project went to the Planning Commission on February 26, 2003. Planning staff recommended denial of the project based on the project's non-conformance with the allowed residential densities under the General Plan, and the project's lack of conformance with the Residential Design Guidelines. The Planning Commission asked that the project be deferred for a month in order to redesign the project to incorporate the existing residence into the plans. It is expected that the project will return to the Planning Commission at their April 9, 2003 meeting. The proposed project is being revised and current plans were not available to share with the Historic Landmarks Commission.

The home is not currently listed in the Historic Resources Inventory; however, the historic significance of the home has been evaluated twice recently. It was first evaluated as a part of the Downtown East Frame Historic Resources Survey, completed in November 2002, by Architectural Resources Group (ARG). It was evaluated a second time as a part of the proposed project by historic consultant Bonnie Bamburg. The Bamburg evaluation found that the home did not qualify for the Historic Resources Inventory, while the ARG evaluation found that it did. A copy of the Department of Parks and Recreation (DPR) form and City Evaluation Tally from each evaluation are attached.

## **ANALYSIS**

The two evaluations provide background on the significance of the home. While the building does not qualify as a City Landmark or for the California or National registers, the ARG evaluation under Section B10 "Significance" of the DPR provides a more fully developed evaluation of the building. This DPR places the home within a historical and architectural context, addresses the building's integrity and concludes that,

“While not an outstanding example of residential architecture, the building has integrity and represents the overall residential development of this neighborhood from 1880 to

1930. Therefore, according to the criteria set forth in the San Jose Evaluation and Tally Sheet...the building qualifies at the local level as a Structure of Merit.”

Planning staff supports the ARG determination that the building at 671 S 11<sup>th</sup> qualifies for inclusion in the Historic Resources Inventory based upon its integrity and representation of the residential development of the area.

### **COMMUNITY OUTREACH**

A notice for the Historic Landmarks Commission meeting was mailed to the owner and all property owners and tenants within 300 feet of the subject site.

### **RECOMMENDATION**

Planning staff recommends that the Historic Landmarks Commission review the two evaluations and add the home at 671 S. 11th Street to the San Jose Historic Resources Inventory.

Courtney Damkroger  
Historic Preservation Officer

### **Attachments**

C: Lisa Jensen, University Neighborhoods Coalition  
Norman Finnance, South University Neighborhoods Association  
Ken Podgorsek, Campus Community Association